



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

April Minutes

Thursday, April 1, 2021; 7:00 p.m.

A public meeting of the Historic Preservation Commission was held on Thursday, April 1, 2021. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Mr. Reich moved to approve the March 4, 2021 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor

PLAN FOR APPROVAL

Consent Agenda

1. MA-20-37c – 12301 Howard Lodge Drive, HO-13
2. HPC-19-38c and HPC-20-05c – 1485 Underwood Road, HO-1173

Regular Agenda

3. MA-20-17c – 1805 Marriottsville Road, Marriottsville, HO-191
4. HPC-21-09 – 3880 Ellicott Mills Drive, Ellicott City, HO-319
5. HPC-21-10 – 8360 Court Avenue, 3716 Court Place, 1 Park Avenue, Ellicott City, HO-51, HO-54 and HO-284
6. HPC-21-11 – 8472 Hill Street, Ellicott City
7. HPC-21-12 – 8328 Court Avenue, Ellicott City
8. HPC-21-13 – 3725 Park Drive/8324 Court Avenue, Ellicott City

OTHER BUSINESS

- Guilford Quarry Pratt Through Truss Bridge National Register nomination update
- Section 106 Review - EBI Project #6121000270, 2179 Warwick Way, Marriottsville

CONSENT AGENDA

MA-20-37c – 12301 Howard Lodge Drive, Sykesville, HO-13

Applicant: Bernard J. Rauscher

Request: The Applicant, Bernard J. Rauscher, requests Final Tax Credit approval for repairs made at 12301 Howard Lodge Drive, Sykesville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-13, Howard Lodge. This property was added to the National Register of Historic Places in October 2012. According to the Inventory form, the house on the property dates to the 1750s - 1760s. The Applicant was pre-approved for tax credits on August 17, 2020 in case MA-20-37. The pre-approved work included exterior repairs, window restoration and painting.

Scope of Work: The application states that \$33,525.00 was spent on repairs to the house. The Applicant seeks \$8,381.25 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$8,381.25.

Testimony: There was no discussion.

Motion: Ms. Tennor moved to approve the application as submitted for a final tax credit in the amount of \$8,381.25. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-38c and HPC-20-05c – 1485 Underwood Road, Sykesville, HO-1173

Applicant: Ann Jones, Indian Cave Farm LLC

Request: The Applicant, Ann Jones, Indian Cave Farm LLC, requests Final Tax Credit approval for repairs made at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-1173, Bowling Green. According to the Inventory form, the house on the property dates to the 1880s. The Applicant was pre-approved for tax credits on July 11, 2019 in case HPC-19-38 to repair window frames, sills, make other exterior trim repairs and replace the metal roof in-kind. The Applicant was also pre-approved on March 5, 2020 in case HPC-20-05 to replace the existing windows and make structural improvements.

Scope of Work: The application states that \$74,032.50 was spent on repairs to the house. The Applicant seeks \$18,508.13 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$18,508.13.

Testimony: Ms. Jones was in attendance but no further information was given or discussed.

Motion: Ms. Tennor moved to approve the application as submitted for a final tax credit in the amount of \$18,508.135. Mr. Roth seconded. The motion was unanimously approved.

REGULAR AGENDA

MA-20-17c – 1805 Marriottsville Road, Marriottsville, HO-191

Applicant: Shelly Levey

Request: The Applicant, Shelly Levey, requests Final Tax Credit approval for repairs made at 1805 Marriottsville Road, Marriottsville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-191. This property was added to the National Register of Historic Places in December 2017. According to the Inventory form, the house on the property dates to 1860-1861. The Applicant was pre-approved for tax credits on March 23, 2020 in case MA-20-17. The pre-approved work included:

- 1) Remove remains of old stairwell in kitchen ceiling and replace with proper joisting on the 2 joists in the northwest corner of the kitchen ceiling. Extend the 2 original joists the length of the wall to provide proper support.
- 2) Add structural supports to old log joists in the basement.
- 3) Repointing brick chimney in kitchen and replacing deteriorated bricks as needed.

Scope of Work: The application states that \$19,616.43 was spent on repairs to the house. The Applicant seeks \$4,904.11 in final tax credits. The work generally complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

There was other work included in this application that was not found to be eligible and was not part of the pre-approved paperwork as it appeared to be finish work, which is not eligible. This includes the installation of plasterboard in the kitchen ceiling and kitchen, hallways and powder room walls and the installation of Hardie board on the fireplace chimney. The ineligible work represents \$7,190 of the total expenses. The amount eligible for the tax credit, based on the work pre-approved, is \$12,426.43, for a tax credit of \$3,106.61.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the additional expenses were in accord with the work pre-approved and with that allowed under the Code and approve accordingly. Otherwise, Staff recommends the HPC approve the final tax credit in the amount of \$3,106.61.

Testimony: Ms. Levey was sworn in. She explained the cost of work required to put an item back together had been approved on previous tax credit applications she submitted, which is why she included the plasterboard and Hardieboard expense on this application. She thought expenses for demolition to repairs have always been eligible. The Commissioners concurred with the staff report that the costs for the plasterboard and Hardieboard were not eligible.

Motion: Ms. Tennor moved to approve the tax credits as recommended by Staff for a final tax credit of \$3,106.61. Mr. Roth seconded. The motion was unanimously approved.

HPC-21-09 – 3880 Ellicott Mills Drive, Ellicott City

Applicant: Lisa Jensen Wingate

Request: The Applicant, Lisa Jensen Wingate, requests a Certificate of Approval to make exterior alterations at 3880 Ellicott Mills Drive, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-319, the George Burgess House. According to SDAT, the building on the property dates to 1800.

In March 2020, in cases HPC-20-08a and 20-08b, the Applicant was before the Commission for the construction of a pool and the addition of other site features. The Applicant later returned in June 2020, in case HPC-20-39, to make new alterations the house, site and changes to the previously approved HPC-20-08 plans.

Scope of Work: The Applicant now seeks approval for the following work:

- 1) Item 1 – Porch Heaters – Install flush mounted heaters in first floor ceiling of the front porch on the main historic house.
- 2) Item 2 – Pergola Heaters and Fans - Install three heaters inside the pergola roof frame and two corners fans inside the pergola corners. The pergola was approved in the recent construction and is located in the rear yard. The heaters will be bronze and the ceiling fans will be rubbed bronze colored aluminum. There will be one 39-inch heater mounted on the east beam across from the fireplace and two 33-inch heaters mounted on each inner north/south beam.
- 3) Item 3 – Equipment Screening – Install 3 to 4 golden euonymus shrubs to screen equipment from view from house and patio in the rear yard. The shrubs would be installed along the south side of the pool equipment to screen the machinery and piping from the pool, patio and house. The shrubs will be maintained as a trimmed hedge on the north side adjacent to the pool equipment but allow to grow untrimmed on the south side.

HPC Review Criteria and Recommendations:

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 1) *Chapter 6.F states, “Porches are important to a building’s sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building.”*
- 2) *Chapter 6.F recommends against, “adding or replacing porch features using materials not appropriate to the building’s style. Materials generally not appropriate for historic porch replacements include unpainted pressure-treated wood, poured concrete and metal (other than the cast iron porches described above). Examples of inappropriate alterations include replacing painted, tongue-and-groove flooring with pressure-treated decking or poured concrete, or replacing wood steps with concrete or brick.”*

Chapter 6.M: Rehabilitation and Maintenance of Existing Buildings; Equipment and Hardware

- 3) *Chapter 6.M recommends, “If possible, install through-the-wall or window air conditioners on side or rear facades rather than on the building’s primary facade. Ensure that their condensation does not damage window sills, siding, masonry or foundations.”*

The proposal to add four ceiling space heaters to the porch is not historically appropriate. This technology did not exist when the existing Guidelines were written, so they are not specifically referenced. However, the Guidelines recommend against adding materials and features not appropriate

to the building's style. The previously existing vinyl ceiling was replaced with wood beadboard in case HDC-11-42 and received County tax credits for the work.

The Guideline addresses wall and window air conditioners, which is a close comparison to the exterior heater issue. For equipment that is considered more necessary (i.e. interior air conditioning units), the Guideline recommends units be installed on the side or rear facades, not the primary building façade. The proposal to add the heaters in the ceiling of the first floor front porch does not comply, but the proposal to install the heaters on rear pergola (new construction) would comply as it they would not be installed on the historic building and would be on the rear of the building and not the primary façade.

Ceiling fans were previously approved for the pergola; the current request is to install a different type of fan from the corner, rather than the ceiling, which will not adversely impact the historic structure since the pergola is new construction located behind the house in the rear yard.

Chapter 6.M: Rehabilitation and Maintenance of Existing Buildings; Equipment and Hardware

- 4) Chapter 6.M recommends, "use landscaping or low fencing to screen ground level equipment placed in a location visible from a public way or neighboring property."

In HPC-20-08b, the Applicant proposed to install a 5-foot-high wood board and batten fence. Staff recommended landscaping would be more appropriate than another vertical structure in the yard. The proposal now includes the euonymus shrubs in place of the wooden fence, which complies with previous recommendations and the Guidelines.

Staff Recommendation to the HPC: Staff recommends the HPC approve Items 2 and 3. Staff recommends the HPC determine if Item 1 complies with the Guidelines and approve, modify or deny accordingly.

Testimony: Ms. Wingate was sworn in. Ms. Wingate pointed out the photos that were included in the staff report and said she thought the heaters would not be appropriate if the building was closer to the street, but due to the distance, they would not be visible from the public way. Ms. Wingate discussed the various viewsheds of the house from Main Street or Ellicott Mills Drive and said the heaters would most likely only be visible when used at night. She explained safety concerns with using freestanding heaters with residents of the house.

Ms. Zoren agreed with Ms. Wingate's assessment that the front porch is not highly visible from Main Street, but found the heaters would be altering an intact historic porch. Ms. Zoren said the heaters are very modern looking. Ms. Zoren had no concerns with the heaters or ceiling fans installed on the pergola or the shrubs for equipment screening.

The other Commissioners agreed with Ms. Zoren that the use of heaters on the front porch does not comply with the Guidelines. Mr. Roth questioned the installation method and said the heaters look like fluorescent strip lights, which is not appropriate. The Commissioners found the rear heater and alterations to be acceptable.

Ms. Wingate said her understanding is the heaters would be flush mounted and she further clarified the board and batten porch ceiling is not historic wood.

Mr. Erik Steensen, the property owner, was sworn in. He explained they currently have infrared heaters on the porch that are on stands and hang from the ceilings and it does not look good. He thought the flush mounted heaters would look better and more historically consistent.

Ms. Wingate withdrew the request for ceiling mounted heaters on the front porch.

Motion: Mr. Roth moved to approve Item 2 and Item 3, the pergola heaters, fans and the landscape screening per staff recommendation. Ms. Tennor seconded. The motion as unanimously approved.

HPC-21-10 – 8360 Court Avenue, 3716 Court Place, 1 Park Avenue, Ellicott City, HO-51, 54 and 284
Applicant: Peter Conrad, Department of Planning and Zoning

Request: The Applicant, the Department of Planning and Zoning, requests Advisory Comments on the proposed Zoning Map Amendment for the Courthouse Complex at 8360 Court Avenue, 3716 Court Place and 1 Park Avenue, Ellicott City.

Background and Site Description: The buildings at 8360 Court Avenue, 3716 Court Place, 1 Park Avenue are located in the Ellicott City Historic District. The Courthouse building at 8360 Court Avenue is listed on the Historic Sites Inventory as HO-51. Oaklawn, HO-284, is incorporated into the Courthouse building through an addition. The original Courthouse building dates to 1840 with additions dating to the 1950s and 1986. Oaklawn, HO-284 dates to around 1842, with an addition dating to 1846. The building at 1 Park Avenue is listed on the Historic Sites Inventory as HO-54, the Howard County Jail. The stone portion of the jail dates to 1878, which was an addition to an earlier frame structure, which previously served as the jail and was converted to the warden's house. Additional histories and architectural information can be found in each Inventory form (HO-51, 54 and 284) and are incorporated into the report by reference.



Figure 1 - Aerial map from Howard County RFI for the Howard County Circuit Courthouse Campus

The building located at 3716 Court Place dates to 1961. The site also consists of a large parking lot area, which does not contain any structures. The total acreage of the site consists of 6.188 acres and is currently zoned Historic Office (HO).

Scope of Work: The Applicant seeks Advisory Comments on the proposed Zoning Map Amendment for the Courthouse Complex. The application explains that Howard County is planning to vacate the Ellicott City Circuit Courthouse in order to relocate to newly developed state-of-the-art Circuit Courthouse in the summer of 2021. The application explains:

“The County’s vacating of this historic property presents a unique re-use opportunity of the County-owned Courthouse and the adjacent properties that have supported the Courthouse functions for more than 175 years. The Ellicott Watershed Master Plan advocates mixed use development for the Courthouse complex with an emphasis on pedestrian and open space connections. The plan recommends reuse of these properties that complement rather than compete with businesses that currently exist along Main Street.”

The County will be pursuing a Zoning Map Amendment to change the zoning from Historic Office (HO) to Historic Commercial (HC) in order to provide more potential uses for these buildings.

The application explains that the “Zoning Map Amendment petition will be reviewed by the Planning Board at a public meeting on May 6, 2021. The Planning Board will make a recommendation on the petition which will be forward to the Zoning Board. The Zoning Board will conduct a public hearing and issue a decision on the petition.”

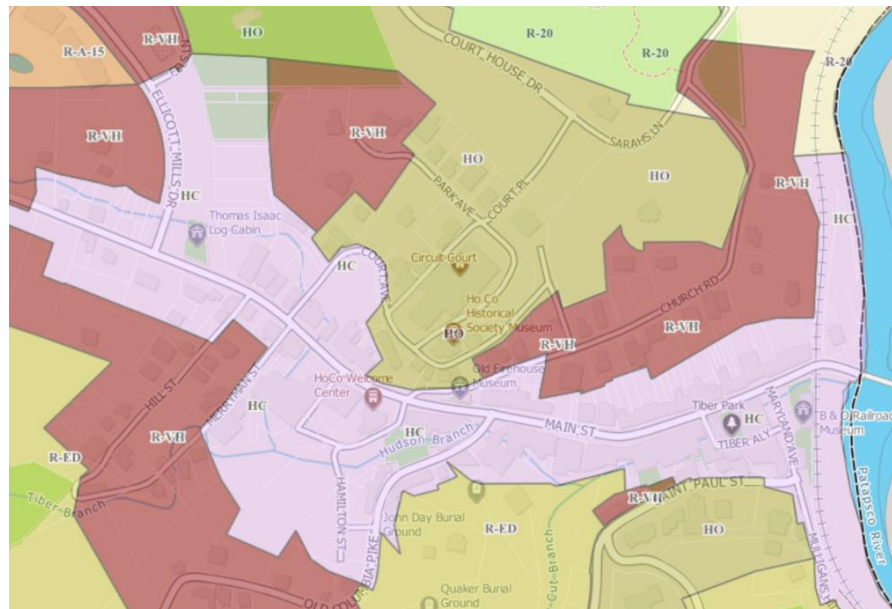


Figure 2 - Zoning map showing Main Street and the Courthouse complex from the County Interactive Map.

HPC Review Criteria and Recommendations: The Zoning regulations for Historic Office (HO) can be found here:

https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S114.2HOHIOFDI

The regulation for Historic Commercial (HC) can be found here:

https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S114.3HCHICODI.

These sections of the Zoning Regulations show the allowed uses for each the HO and HC Zoning districts.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the proposed zoning map amendment.

Testimony: Mr. Shad swore in Peter Conrad and Brian Shepter from the Department of Planning and Zoning and Mark Stromdahl from the Department of Public Works.

Mr. Shepter explained there was a public meeting the previous evening and wanted to share the County’s thought process and the County’s goal to identify the best re-use that aligns with the Ellicott City Watershed Master Plan. He said the County wants to invite as many re-use options for the site, and rezoning will allow for more proposals, while enhancing the value of the property. This is the first step of

a long and inclusive process to include the neighbors, design experts, existing businesses and potential partners from the private sector.

Mr. Conrad said this project was seeking advisory comments voluntarily. Mr. Conrad reviewed the four properties, each zoned HO- Historic Office and proposed to be rezoned HC- Historic Commercial. The former jail has been vacant for about 8 years. The area included at 3716 Court Place has been unoccupied since 2015, and the courthouse parking lot. The total area is 6.19 acres with approximately 80,000 square feet of building space.

Mr. Conrad provided a brief background on the Ellicott City Watershed Master Plan, which was presented to the HPC by Mr. Conrad and Ms. Bolinger in 2020. The Courthouse Chapter recommended a mixed-use development on site with an emphasis on pedestrian and open space connection that compliments Main Street.

Mr. Conrad stated the County is proceeding with a Request for Information (RFI) to identify market interest and opportunities due April 13, 2021. This will help explore ownership structures – considering an outright sale, retaining some interest or leasing the properties. This should help determine how the County will proceed, moving forward as one project or as individual RFPs.

Mr. Conrad explained the next logical zoning category from Historic Office is to become Historic Commercial, since the commercial zoning category was established to permit and encourage a diverse but compatible and complementary mix of commercial, office, cultural and residential activities. He reviewed a chart showing the proposed uses that the current HO category allows compared to the uses the HC category allows. The proposed HC would allow additional uses such as antique and art shops, bakeries, catering and banquet, food and home improvements stores and restaurants, which is the same zoning as Main Street.

Mr. Conrad explained the overall approval process which consists of having the advice from the HPC with a DPZ technical staff report due April 22, to be presented to the Planning Board on May 6, with all recommendations being heard at a Zoning Board hearing (date TBD).

Mr. Reich asked if the scope included the slope parcel adjacent to the courthouse between Park Avenue and Court Avenue. He stated the change in use would allow a new walkable downtown that has a mix of residential and commercial development that he would envision being in the parking lot and vacant land, with the courthouse and jail remaining.

Mr. Shad swore in Geoff Goins. Mr. Goins said HO has a density of 15 units per acre. He explained that HC does not specifically state a dwelling unit per acre, but there is a 2000 square foot per dwelling unit for new construction which equates to 21 units per acre. With conversion or alterations of existing structures for dwelling units, there is no lot area requirement. Mr. Reich and Mr. Goins discussed the differences in the bulk regulations that allow a different density from HO at 15 units per acre to HC. HO zoning restricts density and there is no restriction under HC. Mr. Goins said HC allows more commercial uses as seen on Main Street.

Mr. Reich said in the character of the development, he does not see a lot of difference between the two, other than diversity in mixed uses. HC allows more commercial uses, which will allow mixed-use development like restaurants, retails, etc. Mr. Reich thinks this change is overall good news. He explained the Commission would be concerned with preserving context of the historic structures, like the courthouse and the jail. The 1961 office building does not currently fit into the historic character in the area.

Mr. Reich said the Commission will be more concerned when actual proposals come in, addressing the preservation of the historic structures and less with the uses. He does not see anything at this point that causes concern to the Commission.

Mr. Goins said bulk regulations in massing and height are the same in HC and HO. Mr. Conrad reminded everyone that the images from Ellicott City Watershed Master Plan are for illustrative purposes only and not suggestions from the County.

Mr. Roth had no concerns with the proposal. He said that having more residences in the walkable downtown area would help Ellicott City to recover and be a vibrant community as it allows more people to walk and conduct business in town. He said that Ellicott City is lacking in hotels and motels; there is no walkable lodging for a weekend getaway. Mr. Roth understands the benefits of this proposal. He likes the height restriction so views like Patapsco Female Institute (PFI) are not impacted. He noted the courthouse area is within the Historic District, so the Guidelines with massing, scale, and design will still stay in effect whether it is HO or HC. He would like to see more than wrapped parking garages in the plans or proposals.

Ms. Tennor asked what the process would be for reviewing and approving development and tenancy in the newly developed area around the courthouse. For example, if a potential tenant wanted to develop a space, what would the process be to that would ensure proper tenants and businesses will survive and thrive.

Mr. Conrad said this process is still at a very preliminary stage and explained that the interested the County receives will help them explore the ownership structure.

Mr. Stromdahl confirmed Mr. Conrad's point in that the County currently does not know what the market will say is appropriate. He does not know what uses will make viable businesses which is why they are seeking the RFI to receive that feedback. If sold, the developers would determine what was being used within the buildings. Ms. Tennor noted this is a different type of project than most of what the Commission has had to consider in the past, but knowing the Guidelines would still be in effect for this project is helpful.

Ms. Zoren said most of her questions have already been answered. She thought the Commission's biggest concern would be the massing and bulk regulations, which do seem consistent with HO and HC. She said there is a concern for the increase in density, but she recognizes it is all within the current bulk regulations. She stated her concern is for new construction and new development as the Commission will be making sure the viewsheds and historic environment is not negatively impacted surrounding historic buildings like PFI and Mt. Ida.

Mr. Shad said his concern was with the preservation of the historic structures. He said it was very important that there would be no question that the removal or demolition of any of the historic structures, such as the courthouse or jail, would be considered or discussed in any shape or form. He said the ownership structure will be interesting to see the process, especially if individual sites are separated. Mr. Shad said the development should not be developed in a way that competes and draws opportunities from Main Street, but they should link together with all possibilities like effective signage.

Mr. Shepter said the community and Commission will be invited to pre-RFP meeting to keep all parties in the loop.

Mr. Roth stated the approach might be more effect to change the zoning after the RFP responses because the County may want to put restrictions in the zoning to keep the RFP responses accurate to what is being proposed.

Motion: There was no motion as the case was for Advisory Comments.

HPC-21-11 – 8472 Hill Street, Ellicott City

Applicant: Gregory Busch

Request: The Applicant, Gregory Busch, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations at 8472 Hill Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1872.

In March 2018, case HPC-18-26, the Applicant was approved to make alterations to the roof on the back of the house, but the work was not done as the plan was not feasible.

Scope of Work: The Applicant proposes to make alterations to the roof on the rear of the house in order to replace and raise a leaking flat roof. The application explains that current roof is a torchdown roof that is built in two sections and the seam between the sections is leaking. The application further explains the roof covers three rooms and will only accommodate a 6-foot-high ceiling in one of those rooms. This project will raise the roof by 1.5 to 2 feet to create a higher ceiling. A higher hipped roof will replace the existing hipped roof on the southwest elevation. All exterior walls will be finished in stucco to match the rest of the house and the new roof will be rubber. The Applicant seeks tax credit pre-approval for the stucco work.



Figure 3 - Photo 4 from application showing flat roof to be raised.



Figure 4 - Section showing proposed higher roof attached to existing gable and existing roof attachment.

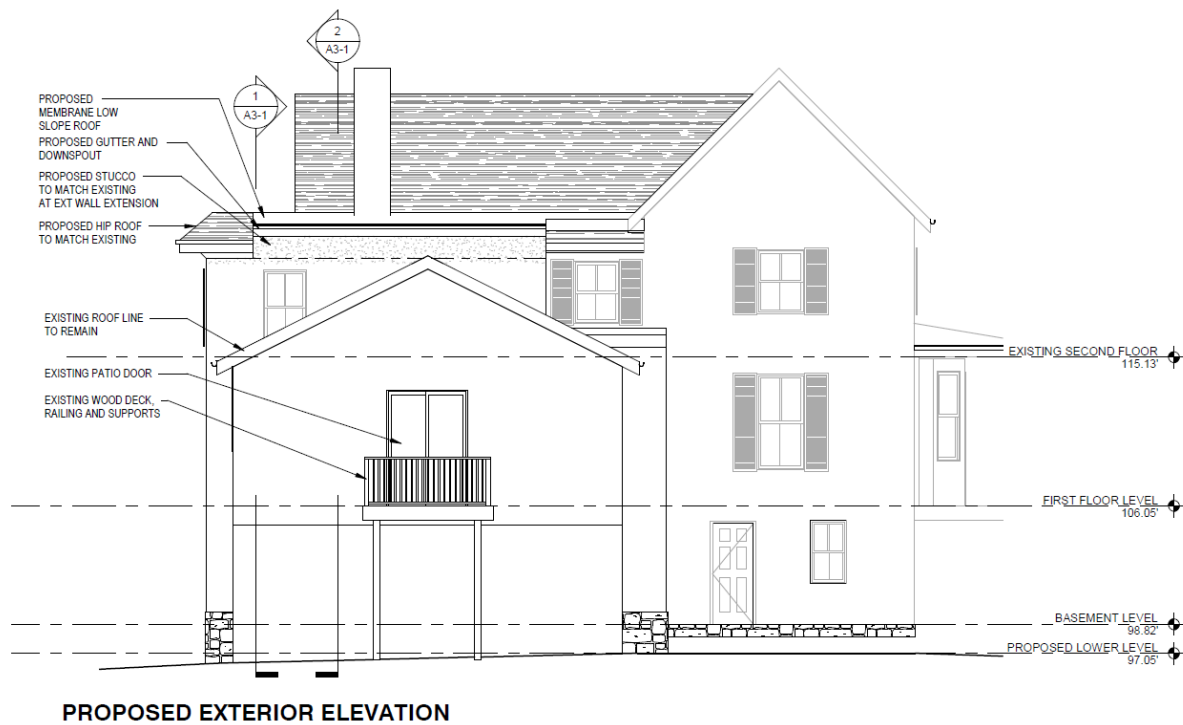


Figure 5 - Proposed rear elevation

HPC Review Criteria and Recommendations:

Chapter 7: New Constructions: Additions, Porches and Outbuildings

- 1) Chapter 7.A recommends, "Attach additions to the side or rear of a historic buildings to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways."

Secretary of the Interior Standards for Rehabilitation

- 2) Standard 2 – The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.

The proposed alterations to the roof and surrounding wall will not impact the overall historic structure and are intended to fix a repair in the leaking roof, and raise the ceiling height in a room with low ceiling height. The work complies with the Guidelines and Secretary of the Interior Standards as the changes will be minimal and will not affect the integrity of the structure.

Section 20.112 (4)(ii) and (iii) – Historically valuable, architecturally valuable or architecturally compatible structures

(ii) Eligible work includes:

- a. The repair or replacement of exterior features of the structure;
- b. Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;
- c. Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code;

(iii) Eligible work does not include:

- a. New construction;
- b. Interior finish work that is not necessary to maintain the structural integrity of the building.

The Commission should determine if the stucco repairs and alterations (which include increasing the wall height to accommodate a higher ceiling height) are eligible for tax credits.

The Applicant did not check the box to apply for tax credits for the roof, however, this repair appears to be the most applicable as the roof is actively leaking. But since the roof is also being altered in order to increase the ceiling height, the Commission should determine if this item is eligible for tax credits.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for the alterations. Regarding tax credits, Staff recommends the HPC determine if the stucco work and roof replacement would be considered eligible work and approve or deny accordingly.

Testimony: Mr. Shad swore in Greg Busch, who had no additional comments to the staff report.

Mr. Reich found the proposal did not alter the character of the building. Mr. Reich said the alterations were very minor and found tax credits could be approved for the work.

Ms. Zoren agreed that the alterations were eligible for tax credits base on the definition of eligible work, since it was a replacement of exterior features and was necessary to maintain physical integrity since the roof is leaking and the stucco is associated with that. The other Commission members concurred with Ms. Zoren and Mr. Reich and agreed that tax credits were eligible since all work was related to the roof.

Motion: Mr. Reich moved to approve the application as submitted with the roof and the stucco finish, including tax credits for the work Mr. Roth second. The motion as unanimously approved.

HPC-21-12 – 8328 Court Avenue, Ellicott City

Applicant: Shawn Gladden

Request: The Applicant, Shawn Gladden, requests a Certificate of Approval for retroactive sign approval, at 8328 Court Avenue, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building on the property dates to 1899. The building is also listed on the Howard County Historic Sites Inventory as HO-50, the First Presbyterian Church, now the Howard County Historical Society. The Inventory form notes the church construction “ begun in Ellicott City in 1842 and finished in 1844. A need for space once again forced the church to make changes in 1893, but this time they decided to renovate and enlarge their sanctuary. During excavations in the basement in April the front of the building collapsed. Architect George Archer of Baltimore was called upon for a consultation and it was decided to pull



Figure 6 - Sign exhibit from HDC-04-54 application

down the walls and rebuild from scratch...The church was essentially complete for its dedication on the 23rd of December 1893.”

The original sign for the Museum was approved by the Commission in November 2004 in case HDC-04-54. This approval included various signs for the building, and the neighboring buildings at 8324 Court Avenue/3725 Park Avenue, and all signs matched in design, color and material. The front sign was approved at 4 feet by 5 feet.

Scope of Work: The Applicant seeks retroactive approval for the installation of a 60-inch-high by 47-inch-high freestanding sign, for a total of 19.5 square feet. The sign has a dark gray, light green and off-white background, with off-white text. The sign posts are wood, painted a red-brown. The sign face is made of di-bond, an aluminum composite material. The sign contains a large logo of the Howard County Historical Society in the top part of the sign and then reads “Museum of Howard County History” on two lines. In the lower left portion of the sign, the hours and days of operation are listed, along with the website. Under the website link the sign reads “Rentals & Walking Tours Available.” On the lower right side is a green square that currently reads “Closed for Maintenance.” When this language is not on the sign, the language rotates between the following:

- Museum Open
- Museum Closed for Renovations
- Museum Closed for a Private Event
- Museum Concert Event Tonight

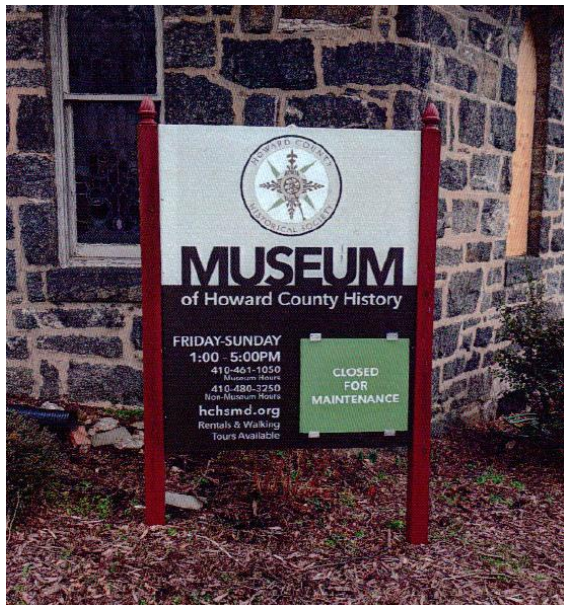


Figure 7 - Current sign for retroactive approval



Figure 8 - Google Streetview August 2018

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs; General Guidelines

1) Chapter 11.A recommends:

- “Use simple, legible words and graphics.”*
- “Keep letters to a minimum and the message brief and to the point.”*
- “Emphasize the identification of the establishment, rather than an advertising message on the face of the sign.”*

- d. *“Use a minimum of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*

The sign generally complies with the Guidelines. The sign utilizes simple words and graphics, and has organized the text in the various background color blocks on the sign face. While there is a small advertising message, it is similar in scope to many of those on nearby businesses, with two short lines stating “Rentals & Walking Tours Available.” The additional text such as the hours/days of operating, website url and language for being open or closed complies with that approved in HDC-04-54.

The sign posts, which are wood painted red-brown, do not coordinate with the existing sign face or the building as recommended by the Guidelines. The sign posts were previously approved with the original sign from case HDC-04-54 and match the coloring of the previous sign. The sign posts would better blend with the new sign (if approved), if they were painted dark gray. This color would also blend with the granite on the building. This would also reduce four different colors to three, to comply with the Guideline recommendations.

Chapter 11.B.5: Signs; General Guidelines

- 2) Chapter 11.B.5 states, *“The Howard County Sign Code permits freestanding signs on property with at least 40 lineal feet of lot frontage. The allowed size is based on the sign’s setback from the public right-of-way...On property with sufficient frontage and setback, permanent freestanding signs that are scaled to be viewed by pedestrians may be appropriate.”*
- 3) Chapter 11.B.5 recommends, *“To respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area.”*

The size of the sign is consistent with that previously approved in HDC-04-54. The sign is currently set back approximately 22 feet from the street and the building has over 200 lineal feet of street frontage due its location on the corner. Due to this distance from the street, the size of the sign seems appropriate in order to be legible from the road, as well as for pedestrians walking along the sidewalk on the opposite side of the street. The front door to the museum is obstructed from view from the street, and the hours of operation would not be visible if posted at the door.



Figure 9 - Location of existing sign and approximate distance from street.



Figure 10 - Google Streetview 2018

Staff Recommendation to the HPC: Staff recommends the HPC approve the sign as submitted and recommends the HPC request the sign posts be painted dark gray.

Testimony: Mr. Shad swore in George Tolen and Ellen Flynn Giles. Mr. Reich and Ms. Tennor did not have any questions. Mr. Roth agreed with Staff that the posts should be painted gray and suggested the rotating signs be a more compatible color, rather than the green shown on the “closed for maintenance” sign.

Ms. Zoren agreed with the previous comments and said the sign posts should be painted a dark gray to match the sign.

Mr. Shad said he was disappointed the sign was put up without notice to the Commission ahead of time and said that he hoped any new work or signs would receive preapproval.

Motion: Ms. Tennor moved to approve the application as submitted with the posts painted dark gray per the staff recommendations. Mr. Roth seconded. The motion was unanimously approved.

HPC-21-13 – 3725 Park Avenue/8324 Court Avenue, Ellicott City, HO-285

Applicant: Shawn Gladden, Howard County Historical Society

Request: The Applicant, Shawn Gladden from the Howard County Historical Society, requests a Certificate of Approval to make exterior alterations/partial demolition at 3725 Park Avenue/8324 Court Avenue, Ellicott City.

Background and Site Description: This building is located in the Ellicott City Historic District and is listed in the Howard County Historic Sites Inventory as HO-285, the Weir House/Ellicott’s Second School Building. The building dates circa 1812.

Scope of Work: The Applicant proposes to remove the addition of a roof extension over the rear porch (facing Court Avenue), the cedar shingle exterior walls and corresponding windows. The goal is to expose the original façade, which contains a mansard roof and windows and is currently hidden behind this addition.



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Figure 11 – Photo from application - enclosed area and roof extension proposed to be removed.



Figure 12 – Photo from application - Mansard roof and window currently covered by second floor porch enclosure.



Figure 13 – Photo from application - Side wall to be removed where attached to shingle roof. End windows showing how the porch enclosure was added.

HPC Review Criteria and Recommendations:

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 1) Chapter 6.F states, “Porches are important to a building’s sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building.”
- 2) Chapter 6.F recommends against, “enclosing a historic porch, especially on a building’s primary façade.”

The general idea of removing the 1950s era porch enclosure to expose the existing mansard roof complies with the Guidelines, which recommends against enclosing porches, although in this case, the entire existing mansard roof was encapsulated within this addition. The windows are in place as well as the shingle siding (Figure 12 and 13). The standing seam roof from the first floor porch is still in place and has been built with floor joists and a tongue and groove floor above, which are to be removed and will expose the metal roof.

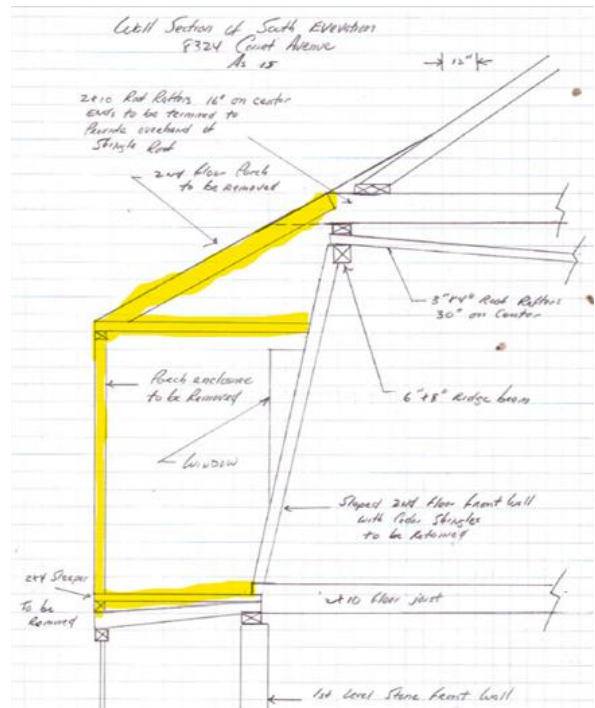


Figure 14 – Section of porch – Highlight showing the enclosure to be removed to expose mansard roof.

The lack of architectural drawings makes it difficult to determine exactly how the building was altered by the enclosure, and how it will look if the enclosure is removed. It is also not clear how the mansard roof is connected to the cast iron porch below, as it appears the mansard roof would be recessed back since it is behind an enclosure, and the cast iron porch would extend out beyond the second floor mansard roof. This would then require the porch to

have a finished roof, which it currently does not have. Because the cast iron porch ceiling is serving as the second floor porch floor, it most likely is flat and has been altered to serve this purpose as a floor, and would most likely need to be reconstructed, have the proper pitch, roofing materials, etc.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the materials submitted are sufficient, or if further drawings are needed. If the HPC determines the information is sufficient, Staff recommends Approval as submitted.

Testimony: Mr. Tolen and Ms. Giles were already sworn in. Mr. Tolen provided a background on the historic alterations and construction of the building. He explained the building originally had a gable roof that was altered with a saltbox roof and then later changed back to a gable roof. Mr. Tolen said it was unclear when the second-floor porch was added, but that it was their intention to remove it and expose the three windows and mansard roof. He explained the center window was cut in order to make it into a door and that the porch roof is intact under the floor of the second-floor porch. He explained a section of the floor was cut out to review and there is a nailer down to level it out.

Mr. Reich thought it was a great plan to remove the enclosure and said that the details will need to be worked out once the enclosure is removed, in terms of what happens with the trim such as the cornice and entablature. Mr. Tolen explained they are not completely sure what is underneath part of the building where it turns on the side. Mr. Reich asked how the mansard meets the roof. Mr. Tolen said there is one area where a 2x10 board sticks out 18 inches and they will have to notch it in for the fascia and soffit. He does not want to have 10-inch-high fascia board. Mr. Tolen and Mr. Reich further discussed the trim and siding.

Mr. Tolen clarified the mansard roof shingles were painted cedar wood and not slate. He said he would return to the Commission once they have more details figured out after they remove the porch if there are more alterations that need to be made.

Ms. Zoren stated concern at the unknown items. She liked the idea of removing the porch, but said that historically it would not be normal to see a gable above the mansard, or the pitched roof hitting a mansard, and that having another dormer over the mansard dormers will be visually jarring. She said more details were needed. Ms. Zoren suggested the Applicant obtain a 3D model. Mr. Tolen thought the dormer was dead center about the center window so that it was symmetrical.

Mr. Roth thought the proposed removal of the porch was a good idea, but said the Applicants should return with a plan after the porch is removed.

Ms. Tennor asked if the Applicant anticipated installing a new gutter system with half round gutters and round downspouts to match the existing. Mr. Tolen said they anticipated repairing and adding with the half round gutters. Ms. Tennor understood the concern Ms. Zoren had with the pediment roof of the gable with the windows of the mansard roof but she also agreed that moving forward was the best plan with returning with any new approvals.

Motion: Mr. Reich moved to approve the application to remove the upper porch, with the provision the Applicant come back for approval for any further details the Commission cannot see. Mr. Roth seconded. The motion was unanimously approved.

OTHER BUSINESS

1) Section 106 Review - EBI Project #6121000270, 2179 Warwick Way, Marriottsville

Mr. Shad swore in Tara Cubie and Chris Harold. Mr. Roth referenced the report and the National Agreement FCC document and specifically the part about an undertaking having a visual adverse effect on the historic property. If the visual effect from the facility will noticeably diminish the integrity of one or more of the characteristics qualifying the property for inclusion in or eligibility for the National Register. Construction of a facility will not cause a visual adverse effect, except where visual settings or visual elements are character defining features of eligibility of a historic property located within the APE. Mr. Roth asked the Applicant what the qualifying characteristics of Waverly that put it on the National Register were.

Ms. Cubie stated the qualifications for Waverly setting is not discussed, rather the association with an important figure as well, as the architecture itself.

Mr. Roth noted the National Register application and the architecture check box was not checked, but other local history is checked. Mr. Roth asked if the architecture is an important contributing feature since the National Register form did not check it. Ms. Cubie said despite the architecture not being checked on the nomination, both architecture and the setting is significant, but the setting was diminished after the nomination was approved.

Mr. Roth said that according to the National Register nomination, if it is all about the history of the building then there is not an adverse effect. But one could say that going by the National Register nomination and considering the discussion of architecture and the discussed vistas, then it may have adverse effects.

Ms. Cubie stated the vista has been significantly altered and diminished since the nomination was written. Mr. Roth stated the write-up starts out describing the significance of the setting and nothing about it says it is only the vista to the east.

Ms. Cubie stated they wanted to follow up with the Commission's comments as there was a reduction of the tower height and increased vegetation proposed between the properties. Ms. Cubie highlighted the improved changes: the antenna height was reduced by 10 feet from 142 to 132 feet, which still meets their coverage objective and additional vegetation is proposed for the Waverly Mansion site. It was noted the Applicant would need to work with Howard County to develop additional vegetation plan or contribute funds to Howard County to plant a screen on the Waverly property.

Mr. Harold said they are trying to mitigate the visual impact and find a solution acceptable to all.

Ms. Tennor asked if out of all the other towers in the vicinity, if this one was the tallest. She asked if the tower could be at the landfill. Mr. Harold said there is a 127' tall flagpole tower with internal wires to the pole fitting 3 antennas verse the proposed 6 to 7 antenna for this tree tower. Mr. Harold discussed the range of tower heights from 127'-260' and the constraints with having the tower in another location.

Ms. Zoren said reducing the height by 10 feet is less than 8% and is not a huge offering for mitigation. It continues to offer an adverse impact on the setting and it continues to be 60 to 70 feet higher than anything else in the area including buildings and trees.

Mr. Shad agreed with Ms. Zoren, stating the tower is twice as high as the existing tree line. It will stand out during winter and year-round and will be highly visible. He appreciated the effort to mitigate some of the concerns, but the mitigation is not enough.

Mr. Reich said a tower 132 feet high will have an effect on the viewshed of the historic property.

Mr. Roth thinks the tower has an effect on the viewshed and is inclined to see what the Section 106 reviewers have to say.

The Commission stated they all agreed the plan still has adverse effects on the historic resource, that additional landscaping should be pursued, the vista should be preserved and the tower should be reduced as much as possible, if not relocated further away from Waverly.

Mr. Harold said the landfill staff was contacted about leasing the space for an additional antenna but they are not interested. Mr. Harold explained the location choice cannot be too close to an existing site, but you can place towers on the same parcel if the zoning allows for it and the parcel owner is willing. The wetlands on the proposed side prohibit the tower from going on the southern side of the property.

2) Guilford Quarry Pratt Through Truss Bridge National Register nomination update.

Ms. Tennor provided an update on the nomination meeting she observed.

Mr. Shad moved to adjourn at 10:01 pm. Mr. Reich seconded. The motion was unanimously approved.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

S. Allan Shad
Chair

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission